

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

Direct questions or concerns to the Commission Liaison Oscar Martinez at (310) 618.5990, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

Security procedures: Members of the public will be directed to enter City Hall on the East side of the building through the sliding door. All other entrances will remain locked for entry. Oversized bags or backpacks will not be allowed in the Council Chamber or Commission meeting room. All bags are subject to search.

Any correspondence received after 2:00 p.m. on October 18, 2023 on any item on the agenda will be provided to the Commission electronically and available for public inspection in the City Clerk's Office. A copy of the correspondence will be available for public inspection in a binder at the back of the Council Chamber or Commission Meeting room.

**TORRANCE PLANNING COMMISSION AGENDA  
OCTOBER 18, 2023  
REGULAR MEETING  
6:30 P.M. IN LEROY J. JACKSON COUNCIL CHAMBER  
AT 3031 TORRANCE BL.**

**PLANNING COMMISSION MAY TAKE ACTION ON ANY ITEM  
LISTED ON THE AGENDA**

**1. CALL MEETING TO ORDER**

**ROLL CALL:** Commission Members Anunson, Choi, Pino, Riggs, Rudolph, Yeh, Chairman Kartsonis

**2. FLAG SALUTE:**

**3. REPORT OF THE COMMUNITY DEVELOPMENT STAFF ON THE POSTING OF THE AGENDA** The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on Friday, October 13, 2023.

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

**5. ORAL COMMUNICATIONS (Limited up to a 15 minute period)**

*This portion of the meeting is reserved for comment on items on the Consent Calendar or not on the agenda. Under the Ralph M. Brown Act, the Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. **No longer than 1 minute per speaker**. If presenting handout material to Commission, please provide 10 copies to staff before speaking.*

**6. CONSENT CALENDAR**

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.*

**6A. Approval of Minutes: February 15, 2023 and September 20, 2023**

**7. ADMINISTRATIVE MATTERS**

**7A. Community Development – Consider Approval of EXT23-00009: JOE SPIERER (CINDI WELLS)**

Recommendation of the Community Development Director that Planning Commission consider approval of a Time Extension for a previously approved Division of Lot (DIV20-01003) to allow the consolidation of two parcels into one parcel. This activity is not subject to CEQA per Guidelines Section 15061 (b)(3). (Res. No. 23-064)

## **8. HEARINGS**

### **8A. Community Development – Conduct a Public Hearing to Consider Approval of PRE23-00006, WAV23-00005: DOUGLAS LEACH (PETER VENTRELLA)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single-family residence in conjunction with a Waiver of the side yard setback requirement, on property located within the Hillside Overlay District in the R-1 Zone at 5314 Linda Drive. This project is Categorically Exempt from CEQA per Guidelines Sections 15301 – Existing Facilities and 15305 – Minor Alterations. (Res. Nos. 23-065, 23-066)

### **8B. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00011: DEL AMO FASHION CENTER (SIMON PROPERTY GROUP)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow the operation of indoor commercial recreation and non-traditional retail/service uses, on property located in the H-DA1 Zone at 3525 Carson Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-061)

### **8C. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00015: HITOSHI INOUE (CHARLES STOCKS)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow on-sale beer and wine service in conjunction with the operation of a restaurant use, on property located in the H-MP Zone at 3665 Pacific Coast Highway. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-067)

### **8D. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00018: MOHAMMAD AAMIR ABDULLAH (DEL AMO ASSOCIATES, LLC)**

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow the operation of a fitness studio, on property located in the H-DA1 Zone at 21207 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 23-073)

## **9. RESOLUTIONS**

## **10. COMMISSION ORAL COMMUNICATIONS**

## **11. ADJOURNMENT**

- 11A.** Adjournment of Planning Commission Meeting to Wednesday, November 1, 2023, at 6:30 p.m. in the Council Chamber.

